

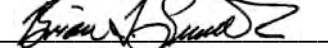
**A HISTORICAL ASSESSMENT OF
988 PEPPER DRIVE
EL CAJON, SAN DIEGO COUNTY, CALIFORNIA
APN 388-072-03; TM 5517; Environmental Log
No. 06-14-045; Kiva No. 06-0069652**

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Report Title: A Historical Assessment of the 988 Pepper Drive Project, El Cajon, San Diego County, California, APN 388-072-03; TTM 5517; Environmental Log No. 06-14-045, Kiva No. 06-0069652

Type of Study: Cultural Resources Historical Structure Assessment

New Sites: P-37-030288

Updated Sites: P-37-030288

USGS Quadrangle: *El Cajon* (7.5 minute), California

Arcreage: 1.93 acres

Key Words: Historical assessment of residence and outbuildings; APN 388-072-03; P-37-030288; Ranch style house with Craftsman element; not significant; outbuildings not significant; USGS *El Cajon* quadrangle (7.5 minute).

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List of Abbreviations

AMSL	above mean sea level
APN(s)	Assessor’s Parcel Number(s)
BFSA	Brian F. Smith and Associates
CEQA	California Environmental Quality Act
DPLU	Department of Planning and Land Use
DPR	Department of Parks and Recreation
MOM	Museum of Man
NAHC	Native American Heritage Commission
RPO	Resource Protection Ordinance
SCIC	South Coastal Information Center
SDSU	San Diego State University
TPM	Tentative Parcel Map
USGS	United States Geological Survey
YBP	Years Before Present

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EXECUTIVE SUMMARY/ABSTRACT

In response to a request from Ryan Cacy, Brian F. Smith and Associates (BFSA) conducted a historical assessment of the house and outbuildings at 988 Pepper Drive located east of the City of El Cajon, San Diego County, California. The assessment was conducted as part of the environmental clearance required for development of the 1.93-acre property identified as Assessor's Parcel Number (APN) 388-072-03. The assessment included a records search review, a Sacred Lands Check, archival research, a field reconnaissance of the property, and a significance evaluation during which a historic 1950s-era residence and four related buildings and a swimming pool were identified. The survey and significance evaluation were conducted in accordance with the California Environmental Quality Act (CEQA), the County of San Diego Resource Protection Ordinance (RPO), and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements.

The historical assessment was conducted by Larry J. Pierson, RPA, Principal Investigator, and with the assistance of Historian Melanie Lytle. Mr. Pierson conducted field documentation of the house and outbuildings on December 2, 2008. A records search was requested from the South Coastal Information Center (SCIC) at San Diego State University (SDSU) to identify previously recorded cultural resources in the project area. No properties were reported as having been recorded within the boundaries of the current project. In addition, a chain of title from 1940 to the present was ordered for the APN from NETR Real Estate Research & Information. Archival research was completed in order to identify the architect, if any, the builder, and any historic persons identified in the chain of title. The builder, George Eckel, was identified but an architect was not found.

Analysis indicates that the house at 988 Pepper Drive is not a distinctive or exemplary sample of the Ranch style because of non-character-defining features. Although the design of the house likely took its influence from the work of Cliff May, it is not considered a faithful interpretation of such work. Many of the key elements that are consistent among most typical ranch-style homes are not well defined or represented in the primary structure including, but not limited to, the cross-gable roofline height, a lack of enclosed eaves, a secondary not stylistic ranch fireplace, a faux attached garage, and a Craftsman-style breezeway. When the above elements are examined with the remaining elements of the structure, it is clear that P-37-030288 lacks a cohesive architectural style.

Site P-37-030288 is recommended as not significant according to CEQA criteria Section 15064.5a (3)(c) because it “ lacks “the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.” It is also recommended as not significant according to San Diego County Local Register of Historical Resources criteria (3) because it “ lacks “the distinctive

characteristics of a type, period, San Diego County region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.”

No historic significance could be attached to this property based on San Diego County criteria (1) or (2) or CEQA criteria (a) or (b) for association with any events or lives of persons important to the history of San Diego County or its communities. Nor is the property significant based on San Diego County criteria (4) or CEQA criteria (d) because it does not have the likelihood to yield or have the potential to yield information important in prehistory or history.

Therefore, the house is recommended as not significant according to CEQA criteria Section 15064.5 because it lacks architectural or historic significance at the state level. It is also recommended as not significant according to San Diego County Local Register of Historical Resources criteria because it lacks architectural or historical significance at the local level. The outbuildings, landscape features, and walls are evaluated as not architecturally or historically significant.

The historic house at P-37-030288 is located within the proposed Parcels 6, 7, and 10 and spans the proposed access street. All the existing structures will be directly impacted because the development plans call for the demolition of all the existing structures in order to complete the proposed development. Because none of the existing structures have been found to be significant, any impacts to those structures resulting from development of this property are not considered significant and will require no mitigation.

Department of Parks and Recreation primary and building record forms were submitted to the SCIC at SDSU in accordance with CEQA and San Diego County guidelines. The house and outbuildings, as a unit, were assigned the permanent designation of P-37-030288. An updated DPR form identifying the house as not significant was submitted to SCIC when the study was revised in June 2009, which is furnished in Appendix B. A copy of this revised report will be permanently filed with the SCIC at SDSU, San Diego, California. All notes and other materials related to this project will be curated at the archaeological laboratory of BFSa in Poway, California.

1.0 INTRODUCTION

1.1 Project Description

The 988 Pepper Drive property is located within the boundary of the Rancho El Cajon land grant, east of the City of El Cajon, San Diego County, California (Figure 1.1–1). The proposed 1.93-acre project lies within the gently sloped land of the east central portion of El Cajon Valley, south of the San Diego River. Specifically, the property is located at the northeast corner of Pepper Drive and Pepper Villa Drive in the north central portion of the rancho as shown on the USGS *El Cajon* Quadrangle map (ed. 1996, 7.5 minute), Township 15 South, Range 1 East, of the San Bernardino Baseline and Meridian (Figure 1.1–2).

The current project proposes to divide the 1.93 acres of APN 388-072-03, creating 11 building pads and a cul-de-sac for the new residential construction (Figure 1.1–3). The existing buildings on the property are to be demolished to accommodate the proposed development. As part of the first iteration review by the County of San Diego Department of Planning and Land Use (DPLU), all structures on the property were identified as potentially historic and a professional evaluation was required. Ryan Cacy contracted BFSa to evaluate the structures for significance.

1.2 Existing Conditions

1.2.1 Environmental Setting

Natural Setting

The project area consists of gently sloped land along the northeastern margin of El Cajon Valley that lies within the western foothills located in the Peninsular Range Geomorphic Province of southern California. The San Diego River is approximately two miles northwest of the property. The elevation of the current project is approximately 496 feet above mean sea level (AMSL) measured at the existing residence. The entire project is characterized by nearly flat terrain.

The project is located on undifferentiated Quaternary alluvium that fills the El Cajon Valley (California Division of Mines and Geology 1962). This formation is underlain in this part of the valley by both Mesozoic granitic and Pre-Cretaceous metamorphic rocks. Soils within the project belong to the Ramona-Placentia association described as “well-drained and moderately well drained sandy loams that have a subsoil of sandy clay loam to sandy clay over granitic alluvium; 2 to 15 percent slopes” (Bowman 1973). Vegetation consists of introduced species of plants and trees. Native mammals that live in the less populated parts of the region include rabbit, hare, deer, woodrat, mountain lion, bobcat, and coyote. A variety of birds and reptiles are also found in the region. During the current investigation, only domestic animals and ornamental vegetation were directly or indirectly observed.



Figure 1.1-1
General Location Map
 The 988 Pepper Drive Project

USGS Santa Ana and San Diego (1:250,000 series)

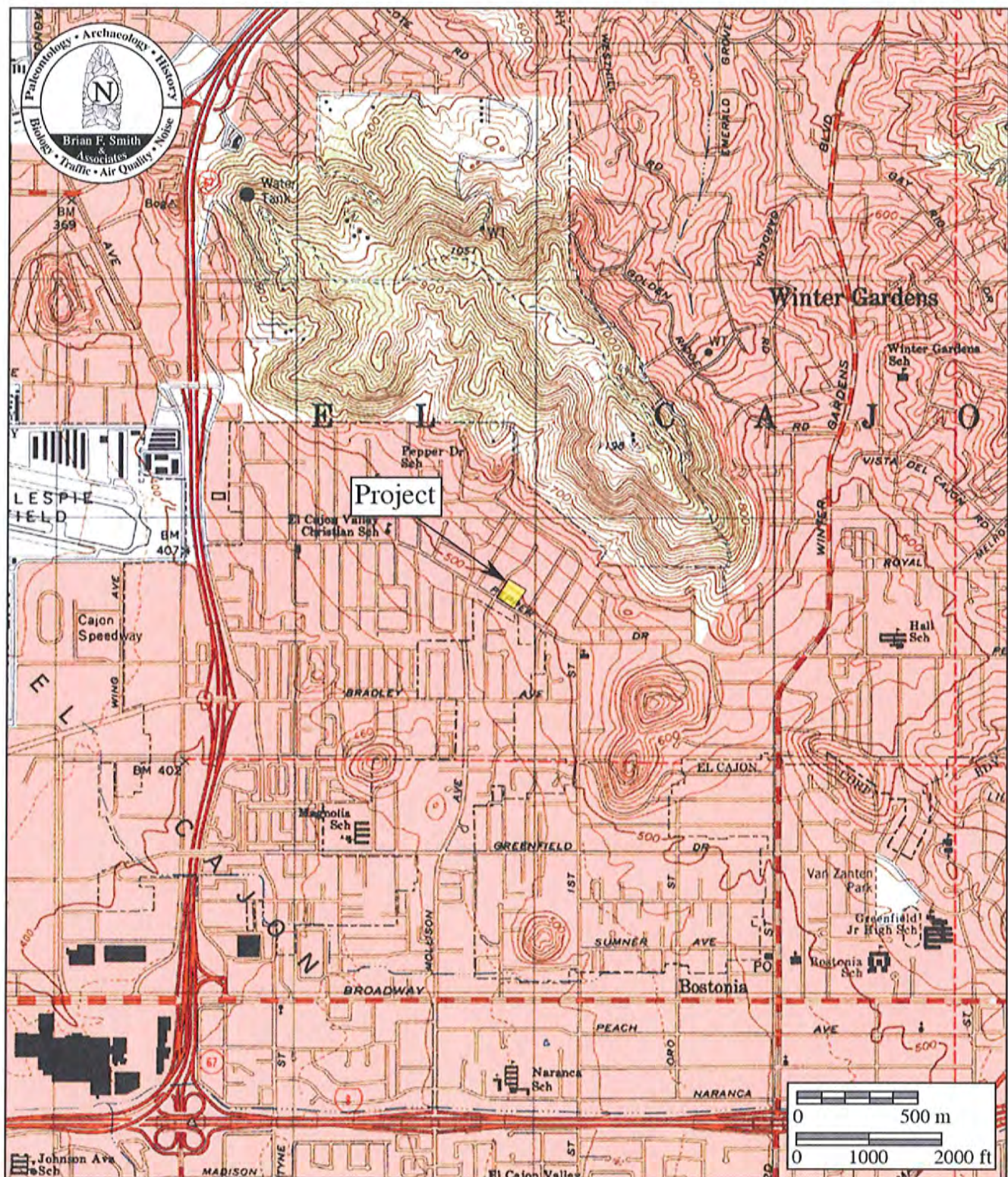


Figure 1.1-2

Project Location Map

The 988 Pepper Drive Project

USGS El Cajon (1996) Quadrangle (7.5 minute series)

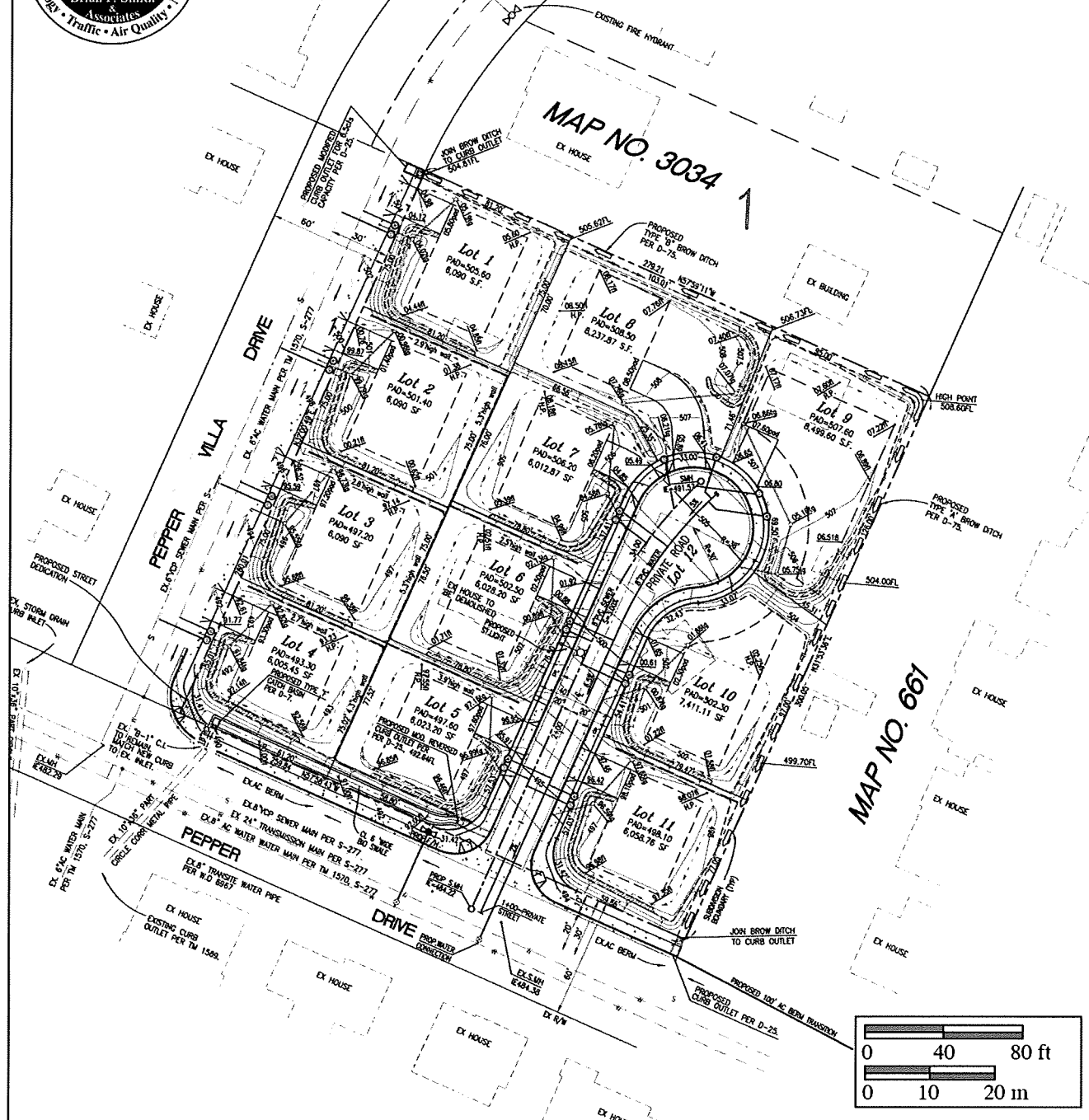


Figure 1.1-3
Project Development Map
 The 988 Pepper Drive Project

The gently sloped property has been modified through the historic construction of a residential structure and outbuildings, and associated landscaping, property maintenance and construction staging activities. Paved streets border the property on two sides. Photographs were taken to document project conditions at the time of the current study (Plates 1.2–1 and 1.2-2).

Cultural Setting

Historical structure evaluations in southern California have documented a rich record of historic settlement. Early explorers and the Manila Galleon trade made landfalls on the Pacific Coast of North America from as early as 1542 up until the first Spanish colonizing party arrived in 1769. In San Diego County, most researchers organize history into the Spanish Colonial, Mexican, and American Settlement Periods. The mission period is generally assigned to the Spanish Colonial period but extends into the early Mexican period, while the Rancho Period extends from the Spanish Colonial period through the Mexican period and into the early American period.

The historic settlement period in southern California begins July 16, 1769, when the first Spanish exploring party, commanded by Gaspar de Portolá (with Father Junípero Serra in charge of religious conversion of the native populations) arrived in San Diego to secure California for the Spanish crown (Palou 1926). The natural attraction of the harbor at San Diego and the establishment of a military presence in the area solidified the importance of San Diego to the Spanish colonization of the region and the growth of the civilian population. Missions were constructed from San Diego to as far north as San Francisco. The mission locations were based on a number of important territorial, military, and religious considerations. Grants of land to persons who filed an application were made, but many tracts reverted to the government for lack of use. As an extension of territorial control by the Spanish empire, each mission was placed so as to command as much territory and as large a population as possible. While primary access to California during the Spanish Period was by sea, the route of El Camino Real served as the land route for transportation, commercial, and military activities. This route was considered to be the most direct path between the missions (Rolle 1969). As increasing numbers of Spanish and Mexican people, and later, Americans during the Gold Rush, settled in the area, the Native populations diminished as they were displaced or decimated by disease (Carrico and Taylor 1983).

By 1821, Mexico had gained independence from Spain, and the northern territories were subject to political repercussions. By 1834, all of the mission lands had been removed from the control of the Franciscan Order, under the Acts of Secularization. Without proper maintenance, the missions quickly began to disintegrate, and after 1836, missionaries ceased to make regular visits inland to minister the needs of the native peoples (Engelhardt 1921). Large tracts of land



Plate 1.2–1. View of the project area from across Pepper Drive, looking northwest. The property is inside the block walls.



Plate 1.2–2. View of the rear property from Pepper Villa Drive, looking east.

continued to be granted to persons who applied for them or had gained favor with the Mexican government. Grants of land were also made to settle government debts. The current project is located within the Rancho El Cajon land grant. The effects, if any, of rancho activities upon the present project is unknown as there is no obvious physical evidence of that period.

California was invaded by United States troops during the Mexican-American War of 1846-1848. The acquisition of strategic Pacific ports and California land were two of the principal objectives of the war (Price 1967). At the time, the inhabitants of California were practically defenseless, and they quickly surrendered to the United States Navy in July 1847 (Bancroft 1886).

The cattle ranchers of the “counties” of southern California had prospered during the cattle boom of the early 1850s. Cattle raising soon declined, however, contributing to the expansion of agriculture. With the passage of the “No Fence Act,” San Diego’s economy changed from stock raising to farming (Rolle 1969). The act allowed for the expansion of unfenced farms, which was crucial in an area where fencing material was practically unavailable. Five years after its passage, most of the arable lands in San Diego County had been patented as either ranchos or homesteads, and growing grain crops replaced the raising of cattle in many of the county’s inland valleys (Blick 1976; Elliott 1883 [1965]). By 1870, farmers had learned to dry farm and were coping with some of the peculiarities of San Diego County’s climate (*San Diego Union*, February 6, 1868; Van Dyke 1886). Between 1869 and 1871, the amount of cultivated acreage in the county rose from less than 5,000 acres to more than 20,000 (*San Diego Union*, January 2, 1872). Large-scale farming in San Diego County was limited by a lack of water and the small size of arable valleys; also, the small urban population and poor roads restricted commercial crop growing, although some railroad spur lines penetrated to the inland valleys at Escondido, El Cajon, and the Sweetwater River areas. Following the long standing tradition, cattle continued to be grazed in inland San Diego County (Gordinier 1966).

During the first two decades of the twentieth century, the population of San Diego County continued to grow. The population of the inland county declined during the 1890s, but between 1900 and 1910, it rose by about 70 percent. The pioneering efforts were over, the railroads had broken the relative isolation of southern California, and life in San Diego County became similar to other communities throughout the west. After World War I, the history of San Diego County was primarily determined by the growth of San Diego Bay. During this time period, the history of inland San Diego County was subsidiary to that of the City of San Diego, which became a Navy center and industrial city (Heiges 1976). In inland San Diego County, agriculture became specialized, and recreational areas were established in the mountain and desert areas.

Rancho El Cajon (abridged from Birkett 1962)

From the establishment of Mission San Diego de Alcalà in 1769 until the secularization of the missions was complete in the early 1840s, the El Cajon Valley was used by the mission for livestock grazing under the watchful eyes of Native American majordomos. In 1845, Mexican Governor Pio Pico granted Dona Maria Pedrorena nearly 49,000 acres of the old Mission lands - a grant called the Rancho El Cajon that included the former mission lands of Santa Monica Rancho. This area embraced the present city of El Cajon, as well as what is now Santee, Lakeside, Flinn Springs, and the eastern environs of present La Mesa. It was given to Dona Maria because her husband, Don Miguel, port director, was owed \$500 by the Mexican government. This was in the year before the outbreak of war between Mexico and the United States. Twenty-three years later, it was sold to Isaac Lankershim, a land developer for whom Lankershim Boulevard in the Los Angeles area is named.

When Isaac Lankershim, through the professional legal services of Maj. Levi Chase, a former Union Army officer, bought most of the rancho for less than a dollar an acre, he hired Amaziah L. Knox, a New Englander, to plant and manage the rancho. Knox did so, and in 1877, 21,000 bushels of wheat were grown and shipped to San Francisco at \$1.28 a bushel. Knox received \$30 a month, but Lankershim gave him 10 acres on the south side of what is now Main Street, and 10 acres on the north side. On the south portion, where the Thrifty Drug Store is today, Knox built the first hotel in El Cajon, a 5-roomer. It was a success, and he later enlarged it. He became the first postmaster in 1876, when the valley had 25 families.

For many years, El Cajon went along sleepily producing grapes, what, citrus, cattle, and tobacco. Oddly enough, the tobacco grew so tall and vigorous that it ran out of quality. The years passed slowly, and 1912 came when the city was incorporated. "The Corners", "Knox' Corners" and "El Cajon" became the city of El Cajon.

1.2.2 Record Search Results

An archaeological record search was requested from the SCIC at SDSU (Appendix A). The SCIC record search results indicated that no previously recorded historic structures exist within the boundary of the current property. The primary historic resource study in the El Cajon Valley was conducted by SANDAG in 1985. The properties recorded in that effort make up the majority of the historic addresses provided by the SCIC records search results. The SANDAG study only recorded structures not seriously altered and which were older than 1930. Unfortunately, much of the work was completed by untrained volunteers and was not reviewed by architectural historians so architectural style assignments are not always correct.

Twenty-nine historic addresses were reported within one-mile of the study area (Table 1.2-1). The approximate period of construction for the historic structures within the area ranges from 1875 to 1930. The structures represent a wide range of architectural styles. Many of the early houses represent rural development of small parcels where some agriculture was practiced.

Table 1.2–1
Previously Recorded Historic Addresses
Within One Mile of the 988 Pepper Drive Project

Primary Number	Address	Architectural Style	Date of Construction
P-37-017566	317 Hart Dr.	MISSION REVIVAL	1925
P-37-017567	321 Hart Dr.	COLONIAL	1925
P-37-017647	455 E. Pepper Dr.	VICTORIAN RANCH	1910
P-37-017648	523 Pepper Dr.	MISSION REVIVAL	1926
P-37-017649	631 E. Pepper Dr.	CRAFTSMAN	1915
P-37-017659	845 E. Pepper Dr.	CALIFORNIA RANCH	1930
P-37-017562	898 Greenfield Dr.	BUNGALOW	1914
P-37-017687	1034 Sumner Ave.	ROCK HOUSE	1920
P-37-017661	1103 Persimmon Ave.	BUNGALOW	1920
P-37-017660	1120 E. Pepper Dr.	MANOR	1892
P-37-017662	1133 Persimmon Ave.	BUNGALOW	1927
P-37-017663	1202 Persimmon Ave.	PRAIRIE	1900
P-37-017713	1211 Victor Ave.	BUNGALOW	1925
P-37-017664	1242 Persimmon Ave.	BUNGALOW	1926
P-37-017465	1273 Bates Ln.	HOMESTEAD HOUSE	1875
P-37-017704	1284 Tuttle Ln.	BUNGALOW	1926
P-37-017583	1333 Lindenwood Dr.	MODIFIED COLONIAL REVIVAL	1887
P-37-017685	1352 Somermont Dr.	BUNGALOW	1920
P-37-017680	1415 Rex Ln.	CRAFTSMAN STYLE IN STUCCO	1926
P-37-017666	1628 Poinciana Dr.	BUNGALOW	1928
P-37-017668	1640 Poinciana Dr.	MISSION REVIVAL	1924
P-37-017495	1689 N. 1st St.	NONDESCRIPT	1895
P-37-017496	1703 N. 1st St.	MODIFIED CRAFTSMAN	1908
P-37-017728	7964 Winter Gardens Blvd.	CALIFORNIA RANCH BUNGALOW	1887
P-37-017477	8295 Churchill Dr.	SPANISH COLONIAL	1886
	8310 Sunset Rd.		

Primary Number	Address	Architectural Style	Date of Construction
P-37-017669	8428 Poinciana Dr.	SPANISH ECLECTIC	1922
P-37-017726	1339 Wenatchee Ave.	MONTEREY STYLE	1924
	8355 Graves Ave.	PYRAMIDAL BUNGALOW	1910

1.3 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of San Diego County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria outlined in the California Environmental Quality Act (CEQA), the San Diego County Local Register (Local Register), and the San Diego County Resource Protection Ordinance (RPO) provide the guidance for making such a determination. The following sections detail the criteria that a resource must meet in order to be determined important.

1.3.1 California Environmental Quality Act (CEQA)

According to CEQA (§15064.5a), the term “historical resource” includes the following:

- 1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR. Section 4850 et seq.).
- 2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be

considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14, Section 4852) including the following:

- a) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
 - b) Is associated with the lives of persons important in our past;
 - c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - d) Has yielded, or may be likely to yield, information important in prehistory or history.
- 4) The fact that a resource is not listed in, or determined eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

- 1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- 2) The significance of an historical resource is materially impaired when a project:
 - a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
 - b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project

establishes by a preponderance of evidence that the resource is not historically or culturally significant; or,

- c) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Section 15064.5(c) of CEQA applies to effects on archaeological sites and contains the following additional provisions regarding archaeological sites:

1. When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).
2. If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, Section 15126.4 of the Guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.
3. If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archaeological resource in Section 21803.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.
4. If an archaeological resource is neither a unique archaeological nor historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

1.3.2 San Diego County Local Register of Historical Resources (Local Register)

The County requires that resource importance be assessed not only at the State level as required by CEQA, but at the local level as well. If a resource meets any one of the following criteria as outlined in the Local Register, it will be considered an important resource:

- 1) Is associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage;

- 2) Is associated with the lives of persons important to the history of San Diego or its communities;
- 3) Embodies the distinctive characteristics of a type, period, San Diego County region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- 4) Has yielded, or may be likely to yield, information important in prehistory or history.

1.3.3 San Diego County Resource Protection Ordinance (RPO)

The County of San Diego's RPO protects significant cultural resources. The RPO defines "Significant Prehistoric or Historic Sites" as follows:

Location of past intense human occupation where buried cultural deposits can provide information regarding important scientific research questions about prehistoric or historic activities that have scientific, religious, or other ethnic value of local, regional, State, or Federal importance. Such locations shall include, but not be limited to:

- 1) Any prehistoric or historic district, site, interrelated collection of features or artifacts, building, structure, or object either:
 - a) Formally determined eligible or listed in the National Register of Historic Places by the Keeper of the National Register; or
 - b) To which the Historic Resource ("H" Designator) Special Area Regulations have been applied; or
- 2) One-of-a-kind, locally unique, or regionally unique cultural resources which contain a significant volume and range of data and materials; and
- 3) Any location of past or current sacred religious or ceremonial observances which is either:
 - a) Protected under Public Law 95-341, the American Indian Religious Freedom Act or Public Resources Code Section 5097.9, such as burial(s), pictographs, petroglyphs, solstice observatory sites, sacred shrines, religious ground figures or,
 - b) Other formally designated and recognized sites which are of ritual, ceremonial, or sacred value to any prehistoric or historic ethnic group.

The RPO does not allow non-exempt activities or uses damaging to significant prehistoric or historic lands on properties under County jurisdiction. The only exempt activity is scientific investigation authorized by the County. All discretionary projects are required to be in

conformance with applicable County standards related to cultural resources, including the noted RPO criteria for prehistoric and historic sites. Non-compliance would result in a project that is inconsistent with County standards.

2.0 GUIDELINES FOR DETERMINING SIGNIFICANCE

2.1 California Environmental Quality Act (CEQA)

According to CEQA (15064.5a (3)), any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS 5024.1, Title 14, Section 4852) including the following:

- (a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (b) Is associated with the lives of persons important in our past;
- (c) Embodies the distinct characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (d) Has yielded, or may be likely to yield, information important in prehistory or history.

Pursuant to the County of San Diego *Guidelines for Determining Significance – Cultural Resources* (2007), any of the following will be considered a significant impact to cultural resources:

- 1) The project, as designed, causes a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines.
- 2) The project, as designed, causes a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines.
- 3) The project, as designed, disturbs any human remains, including those interred outside of formal cemeteries.

- 4) The project proposes non-exempt activities or uses damaging to, and fails to preserve, significant cultural resources as defined by the Resource Protection Ordinance.

2.2 San Diego County Local Register of Historical Resources (Local Register)

The County requires that resource importance be assessed not only at the State level as required by CEQA, but at the local level as well. If a resource meets any one of the following criteria as outlined in the Local Register, it will be considered an important resource.

- 1) Is associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage;
- 2) Is associated with the lives of persons important to the history of San Diego County or its communities;
- 3) Embodies the distinctive characteristics of a type, period, San Diego County region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- 4) Has yielded, or may be likely to yield, information important in prehistory or history.

3.0 RESEARCH DESIGN

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project area through time, as well as to aid in determination of resource significance. For the current project, the study area under investigation is the El Cajon Valley, San Diego County. The scope of work for the historical evaluation program conducted for the 988 Pepper Drive property included the historic and architectural evaluation of a 1950-era residence and later associated outbuildings. Given the small area involved and the narrow focus of this study, the research design for this project was necessarily limited and specific in nature. Since the main objective of the investigation was to identify any architectural and/or historical significance and potential impacts to cultural resources, the goal was not necessarily to answer wide-reaching theories regarding the development of early San Diego, but to investigate the role and importance of the identified resource. Nevertheless, the assessment of the significance of a historic resource must take into consideration its characteristics, as well as the ability of the resource to convey historic importance. The following research questions take into account the focus of the project as discussed above.

Research Questions:

- Can the identified resource be associated with a specific time period or individual?
- Does the type of resource allow a site activity/function to be determined from a preliminary investigation? What were the site activities? What was/is the site function?
- How do the located resource(s) compare to others reported from studies conducted in the area?
- How does the located resource(s) fit the existing model of settlement and development for the El Cajon Valley?

Data Needs:

At this study level, the principle research objective is to identify the resource as representative of cultural and historical evolution within the study area. The overall goal is to understand the goals and patterns of the project area occupants from 1950 to the present. Therefore, adequate information on site selection and structural development from a historical perspective is essential for the investigation. The fieldwork and archival research was undertaken with these primary research goals in mind:

- 1) to identify historical resources occurring in the neighborhood;

- 2) to determine the architectural style and setting, context of the study structure(s), and chronological placement of the study structure(s); and
- 3) to provide recommendations for the treatment of structure(s) under study.

4.0 ANALYSIS OF PROJECT EFFECTS

4.1 Methods

4.1.1 Study Methods

The historical assessment of the 988 Pepper Drive property included field documentation, historic research, and significance evaluation, conducted under the direction of Senior Historian Larry J. Pierson, RPA, and with the assistance of Historian Melanie Lytle. Mr. Pierson conducted the field documentation of the house and outbuildings on December 2, 2008. The methodology employed during the field documentation followed standard field procedures and was sufficient to accomplish a thorough assessment of the resource. The field procedure generally consisted of creating a photographic record and noting architectural features, elements of the historic landscape, and the present state of preservation.

A historic resources record search was requested from the SCIC at SDSU to identify previously recorded cultural resources in the project area. The Assessor's Building Record was obtained and a chain of title was ordered from NETR Real Estate Research & Information from 1940 to the present. Ms. Lytle conducted archival research at the San Diego Historical Society, El Cajon Historical Society, Lakeside Historical Society, and the County of San Diego in order to identify the architect, if any, the builder, and any historic persons identified in the chain of title. Copies of the archival documents pertinent to this project are provided in Appendix C. CEQA and San Diego County Guidelines for significance were used in the evaluation of the buildings on the project.

4.1.2 Curation

Department of Parks and Recreation record forms were submitted to the SCIC at SDSU in accordance with CEQA and San Diego County guidelines for the residence at 988 Pepper Drive. As part of the re-evaluation of resource significance in June 2009, a primary update form was submitted to SCIC. All photographs, notes, records, maps, research results, and any other relevant materials pertaining to this project are curated at the BFSA offices and laboratory in Poway, California.

4.1.3 Native American Participation

BFSA requested a review of the Sacred Lands File by the NAHC, to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present within one mile of the project. The Sacred Lands File search by the NAHC failed to indicate the presence of sacred or ceremonial sites or landforms considered important to local tribes within the project area. Results of the review are provided in Appendix III. In accordance with the recommendations of the NAHC, BFSA contacted all Native American consultants listed in the NAHC response letter (Appendix III). However, due to the historic period limitation of

the study, no Native American representative was present during the field documentation of the buildings on the property.

4.2 Results

The property lies on the gentle lower slope of a south/south-facing hill that is covered largely with residential properties and associated landscaping. The property was easily accessible from the paved driveway entrance. The property exhibited disturbance from development, occupation, and landscaping activities. Vehicles, toys, and modern construction equipment were observed on the property. A historic residence was identified, four associated later structures, and an in-ground swimming pool were observed (Figure 4.2–1). Due to the recent age of the structures and the lack of any indication of previous use, the potential for historic archaeological deposits on this parcel is low.

4.2.1 P-37-030288

A single historic residence, swimming pool and cabaña, stable, barn, and storage shed were identified on the subject property. The resource was recorded during the course of the investigation using the appropriate DPR forms (Appendix B) and was assigned the primary number P-37-030288. An updated primary form was submitted to SCIC following this re-evaluation of structures in June 2009. The following section describes the ownership history, construction history, and architectural evaluation of the historic features. A discussion of the significance of P-37-030288 is provided in Section 5.1.

Ownership History

The following table includes a listing of the ownership history of the property. The complete historic chain of title completed by NETR Real Estate Research and Information is provided in Appendix C.

Table 4.2–1
Ownership History, P-37-030288
988 Pepper Drive

Date	Grantee
1950	Constance A. Jenkins
1984	Constance Jenkins, Trustee
2005	Ryan Cacy et ux
2006	Ryan Cacy and Sara Cacy and Gregory A. Abell and Kathy A. Abell, Trustees of the Abell Family Trust

Construction History

No architect of record was identified for this property. Builder George Eckel of La Mesa built the residence and faux attached garage in 1950 when Constance A. Jenkins owned the property (*Daily Transcript* 1950, permit number 1743-C). Mr. Eckel specialized in building custom homes (see obituary in Appendix B). Mr. Eckel was born in Leon, Kansas on March 9, 1922. He attended college in Kansas and served in the Navy during WWII. In 1947, George moved to San Diego where he became a building contractor and land developer. His expertise included custom homes as well as office and commercial buildings. He lived and worked in La Mesa where he was active in the community (a member of the Chamber of Commerce and Lions Club) and the First La Mesa Methodist Church (a board member). He was also active in the building industry at the national level. He was noted for both custom homes and commercial buildings, having won local and regional awards for both categories.

Exhaustive attempts to locate additional information about the structure, Constance A. Jenkins, and the Jenkins family were also made by consulting the archives of the El Cajon Historical and Lakeside Historical Societies in addition to the newspaper indexes and biographical files of the San Diego Historical Society. However, despite the research efforts of BFSA, no additional data concerning the Jenkins family could be recovered.

In addition to the construction of the house in 1950, the building record indicates that a den was added to the west end of the main house in 1961 and the kitchen was remodeled in 1972. Photographs of the house are supplied in Plates 4.2–1 through –6.

Associated with the house are a swimming pool and cabaña, both constructed between 1959 and 1961, along with some concrete flat work around the pool (Plate 4.2–7). A small stable was constructed between 1955 and 1963 (Plate 4.2–8). Along the eastern property boundary is a storage building along with block walls constructed in the 1960s (Plate 4.2–9). A large barn was constructed on the northern portion of the present lot between 1963 and 1964 (Plate 4.2–10).

According to the building record, there were once more fences, gates, and a corral that were not observed during the field documentation (Appendix C). The building record indicates that these fences and walls were constructed at various times in the past (1956, 1962, 1966, and 1969). Despite this, the drawings associated with the building record do not indicate which fence/wall is which, making it impossible to ascertain the age of construction of any remaining elements.

Architectural Evaluation

The single-family residence is a one-story home with a garage, built in what may be called the Ranch architectural style with exposed decorative rafter tails reminiscent of the Craftsman style although they terminate in a constant radius curve. The garage is connected to the house by a breezeway of the same Craftsman architectural style and both were constructed at the same time as the house. The house is wood-frame construction on a concrete slab foundation. The only addition to the original floor plan is a den constructed in 1961 on the west end of the house, which was sympathetic to the original style of the home. The design of the house likely took its influence from the pioneering work of Cliff May who began the California ranch-style movement in San Diego in 1930s. The style became largely popular and almost commonplace beginning in the early 1950s.

The house has a floor plan consistent with the Ranch architectural style but other features are not consistent with that style (McAlester and McAlester 1991). For example, below is a list of key elements that are consistent among most typical ranch-style homes. These elements include but are not limited to:

- Single-story construction
- Long, low rooflines
- Asymmetrical rectangular, L-shaped, or U-shaped designs
- Large horizontal fireplaces
- Simple, open floor plans
- Attached garages
- Sliding glass doors opening onto a patio
- Large windows
- Vaulted ceilings with exposed beams
- Windows often decorated with shutters
- Exteriors of stucco, brick, and wood
- Large overhanging eaves
- Cross-gabled, side-gabled, or hip roof
- Simple and/or rustic interior and exterior trim

When examining the residence at 988 Pepper Drive, the cross-gable roofline is low but not as low as that found in the classic Ranch style. The wide eaves are not enclosed as is typical of Ranch-style homes; instead, they are open, and the rafter tails terminate in a constant radius curve. The entire roof is presently covered in composition shingles but was originally covered with wood shakes. A concrete patio is present on the rear of the main house and is covered by the primary house roof. A wide, brick chimney, consistent with the Ranch style, is fitted to the exterior of the house near the front entrance. However, the brick chimney on the den addition is not stylistically similar to the original fireplace chimney near the front entrance. Further, although the garage is attached to the main home via the non-Ranch-style breezeway, it essentially remains a detached garage, which is not typical of the Ranch architectural style. The breezeway also maintains Craftsman elements that further disrupt the ranch design.

Siding on the house and garage is a combination of wide flush boards laid horizontally on exterior wall surfaces and vertically on the exterior wall of the house under the patio roof, while the east end of the garage is sided in the board and batten style. In contrast, a large majority of ranch-style homes of the period are often stucco. The garage is fitted with a cupola that matches those on the stable and barn. The windows of the house are multi-light wood-frame; some double-hung, and some fixed that do not embody the open design of most ranch homes. The house and outbuildings are presently painted a light green with white trim. Mature pepper trees and other landscaping surround the home, most notable of which are two mature Chinese Weeping Elm trees that obscure the front of the house from street view (Plate 4.2–1). Hardscape consists of a series of low block walls, a swimming pool and flatwork, and terraced planting beds at the northeast corner of the rear yard.

Existing Conditions

The house is in good condition, having been well maintained since it was built in 1950. Care was been taken by previous homeowner to match the den addition to the rest of the house by corresponding the architectural style, open eaves and decorative rafter tails, siding, window frames, and window trim. The brick fireplace chimney on the den addition, however, does not match the original on the main house. The surrounding hardscape has been well preserved though the construction dates of the various walls and terraces were not determined as the drawings associated with the building record do not indicate which fence/wall is which, making it impossible to ascertain the age of construction of these elements.

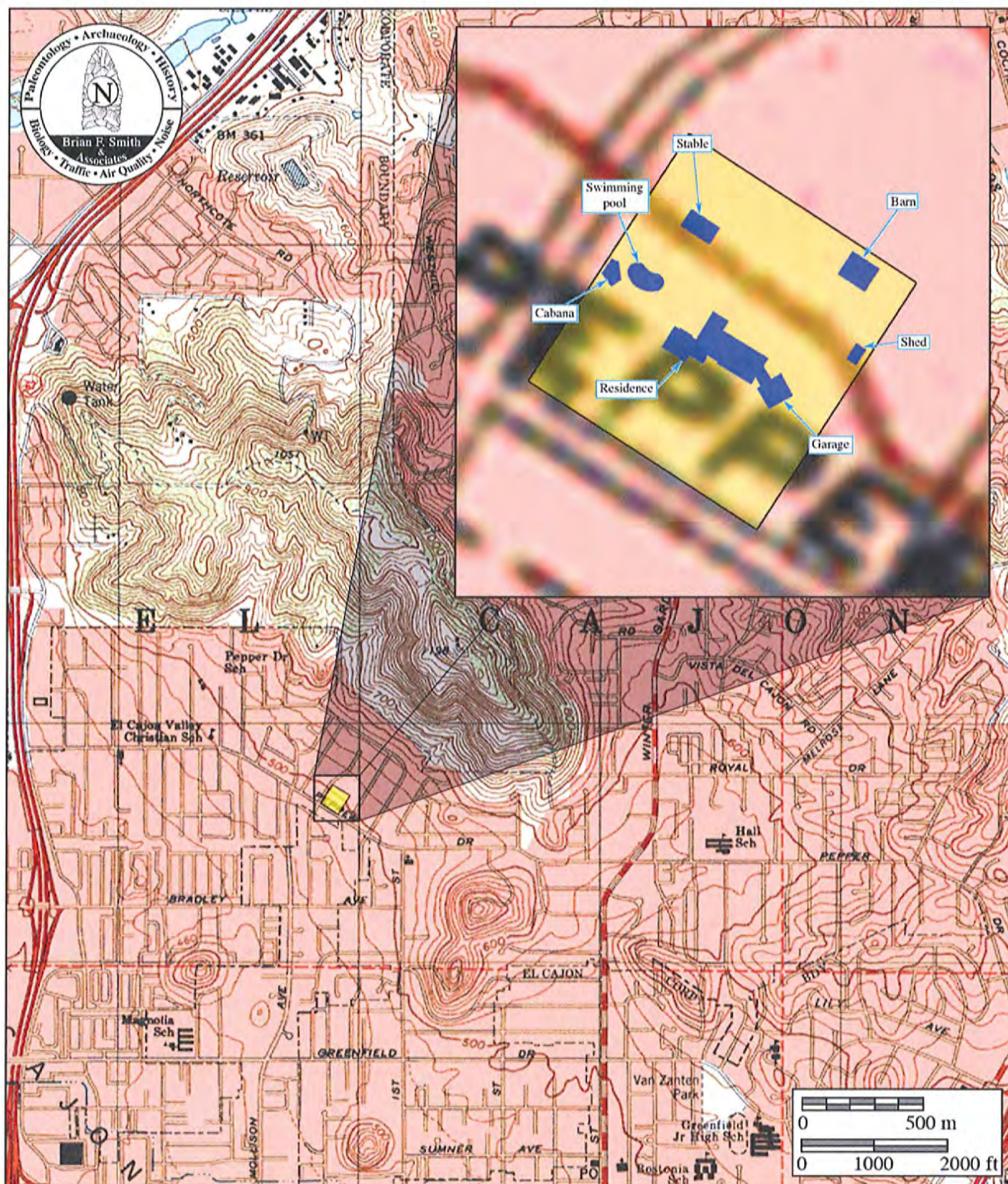


Figure 4.2-1

Cultural Resource Location Map

P-37-030288

The 988 Pepper Drive Project

USGS *El Cajon* (1996) Quadrangle (7.5 minute series)

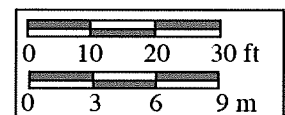
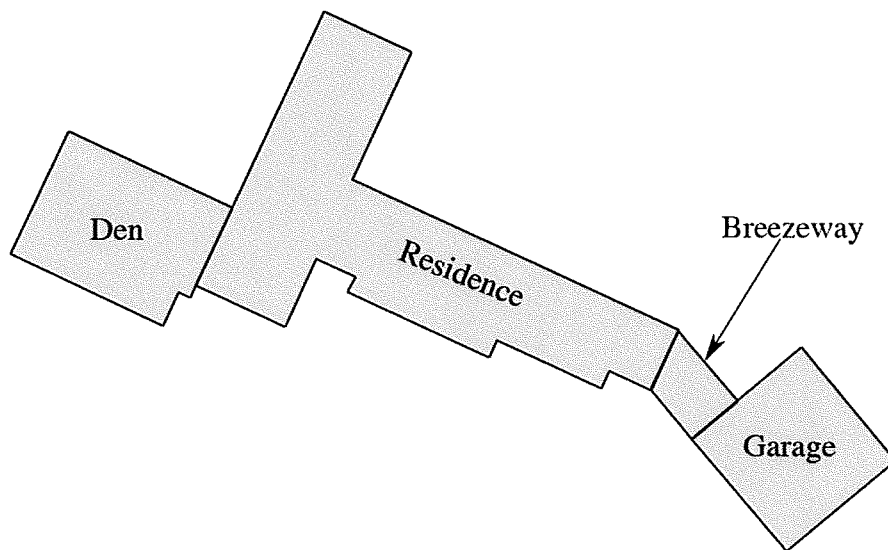


Figure 4.2–2
Floor Plan of House Showing Den Addition
The 988 Pepper Drive Project



Plate 4.2-1 View of front of house, looking northeast.



Plate 4.2-2 Rear of house, looking southeast.



Plate 4.2-3 View of house showing the front entrance, looking northeast.



Plate 4.2-4 View of house showing the rear of the breezeway and garage, looking southwest.



Plate 4.2-5 View of house showing patio; note rafter tails, looking southwest.



Plate 4.2-6 View of the garage with house in background, looking northwest.



Plate 4.2-7 View of pool, flatwork, and cabaña looking west.



Plate 4.2-8 View of stable looking northeast.



Plate 4.2-9 View of the storage building looking northeast.



Plate 4.2-10 View of the barn looking northeast.

5.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

5.1 Resource Importance

When the residence at P-37-030288 was built in 1950, El Cajon was a rural, middle-class community surrounded by small farms that had first been developed from a rancho late in the nineteenth century. The presence of a stable and barn that were built mid-century indicate that the property once contained animals, although because of the small property and dates of construction (1955-1963 and 1963-1964), they were likely for leisure, such as equestrian sport. The building record also identifies a pool, cabaña, and storage shed that were built in the 1950s and 1960s that are still standing. The building record documented a variety of fences having been present at least by 1962 but those features no longer exist. None of the outbuildings or pool are notable architecturally or historically.

The architectural style of the residence, Ranch with various non-character defining elements, represents a custom home constructed for a private owner in 1950. Two historic houses, one built in 1887 and the other in 1930, are recorded within a mile of the project in the Historic Preservation Inventory of El Cajon, California (SANDAG 1985) as being in the Ranch style, but a verification of the entries indicated that neither home actually exhibits any of the character-defining features of a true “Ranch” style house. The house at P-37-030288 is not a distinctive or an exemplary sample of the Ranch style. Although the design of the house likely took its influence from the work of Cliff May it is not a faithful interpretation of such work.

Many of the key elements that are consistent among most typical ranch-style homes are not well defined or represented in the primary structure. As stated previously, the cross-gable roofline is low but not as low as that found in classic Ranch-style homes of the period. The wide eaves are not enclosed as is typical of Ranch-style homes. In contrast, they remain open and the rafter tails terminate in a constant radius curve. Although a wide brick chimney, consistent with the Ranch style, is fitted to the exterior of the house near the front entrance, the brick chimney on the den addition is not stylistically ranch. In addition, although the garage is attached to the main home via the non-Ranch-style breezeway, it essentially remains a detached garage, which is not typical of the Ranch architectural style. The breezeway also maintains Craftsman elements that further disrupt the ranch design. When the above elements are examined with the remaining elements of the structure, it is clear that P-37-030288 lacks a cohesive architectural style.

Therefore, P-37-030288 is recommended as not significant according to CEQA criteria Section 15064.5a (3)(c) because it lacks “the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.” It is also recommended as not significant according to San Diego County Local Register of Historical Resources criteria (3) because it lacks “the distinctive

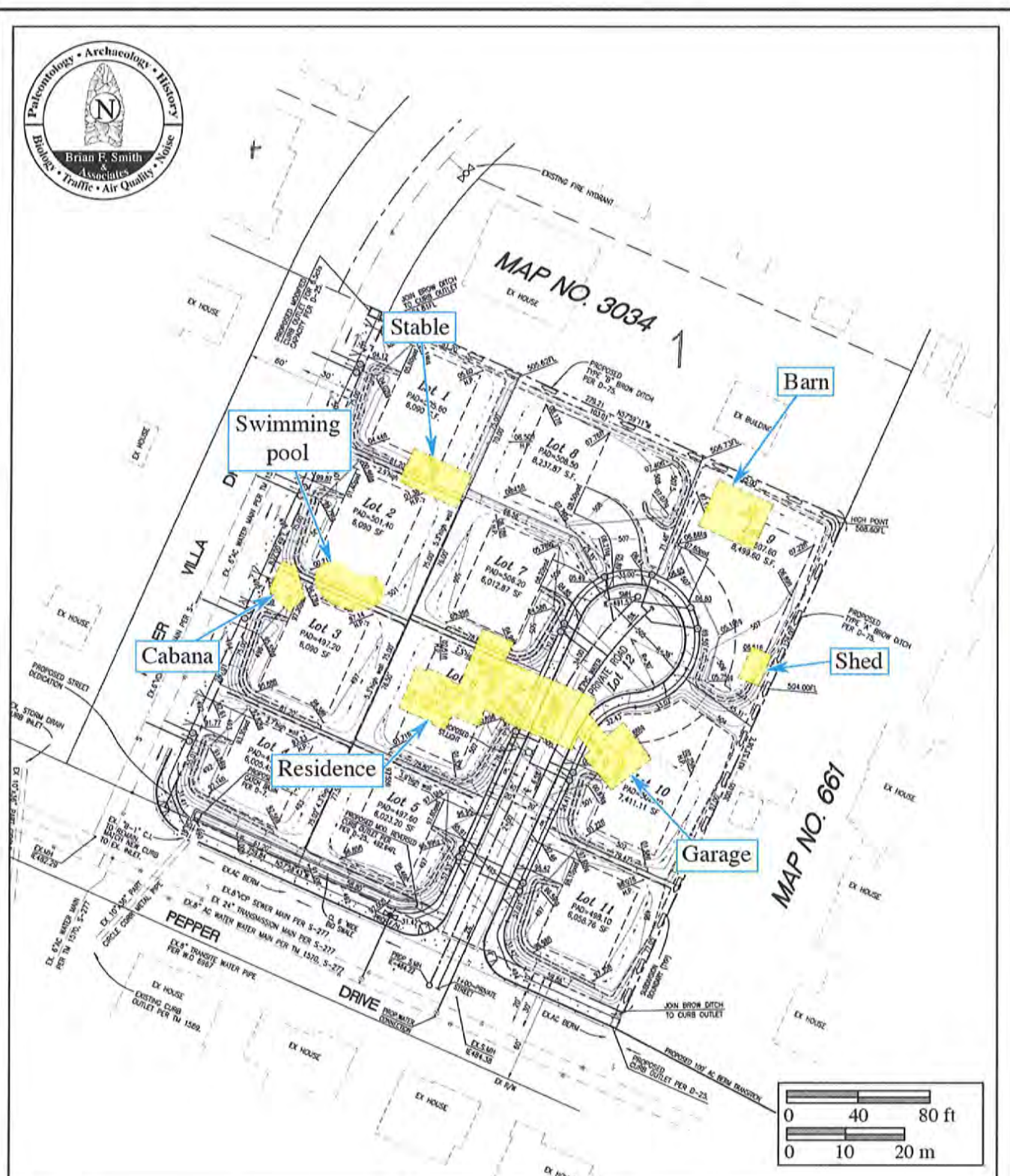
characteristics of a type, period, San Diego County region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.”

No historic significance could be attached to this property based on San Diego County criteria (1) or (2) or CEQA criteria (a) or (b) for association with any events or lives of persons important to the history of San Diego County or its communities. Nor is the property significant based on San Diego County criteria (4) or CEQA criteria (d) because it does not have the likelihood to yield or have the potential to yield information important in prehistory or history.

The outbuildings were constructed at various times later than the house, and are not evaluated as significant under CEQA or County criteria. Landscape features, walls, and associated outbuildings are not recommended as significant.

5.2 Impact Identification

The historic house at P-37-030288 is located within the proposed Parcels 6, 7, and 10 and spans the proposed access street. The resource will be directly impacted because the development plans call for the demolition of all the existing structures in order to complete the proposed development. Figure 5.2–1 shows the location of P-37-030288 within the development plan supplied by the applicant.



P-37-030288
The 988 Pepper Drive Project

6.0 MANAGEMENT CONSIDERATIONS – MITIGATION MEASURES AND DESIGN CONSIDERATIONS

6.1 Unavoidable Impacts

The Preliminary Grading Plan for APN 388-072-03 proposes a division of the property into 11 parcels. The current evaluation program has recommended the residence on P-37-030288 as not significant according to CEQA and local San Diego County Historical Resource criteria (see Section 5.0). It has also been recommended that the outbuildings on this property are not significant. The project as proposed will have a direct impact on all structures on the property. None of the buildings documented as part of P-37-030288 were found to be architecturally or historically significant individually or collectively under CEQA or County of San Diego Historic Resources criteria.

6.2 Mitigable Impacts

The planned land use will directly impact the residence at P-37-030288; therefore, no mitigation is recommended as a condition of approval for the proposed project.

6.3 No Significant Adverse Effects

Because none of the existing structures have been found to be significant, any impacts to those structures resulting from development of this property would not constitute a significant effect on the environment.

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1950 October 27

San Diego Union

1868 February 6: 2 (col. 1).

1872 January 2

8.0 LIST OF PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED

Senior Archaeologist and Historian Larry J. Pierson conducted field documentation, reviewed the records searches, chain of title (provided by NETR), building records, and drafted this report. Melanie Lytle, Historian, conducted archival research at the County offices, the Lakeside Historical Society, the El Cajon Historical Society, and at the San Diego Historical Society archives. Melanie Lytle also conducted the technical editing. Jenni Kraft produced the report, and Adrián Moreno prepared the graphics.

Information was provided by SCIC at SDSU regarding previously recorded resources. The County of San Diego provided the resource assessment and reporting guidelines for this project.

9.0 LIST OF MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Resource	Mitigation Measures	Design Considerations
P-37-030288	Recordation (completed); No Mitigation Required	None

APPENDIX A

**Archaeological Records Search Results
Cover Page, SCIC at SDSU
NAHC Sacred Lands File Search**



South Coastal Information Center
5283 El Cajon Boulevard, Suite 250
San Diego CA, 92105-1254
(619) 594-5682
scic_gis@mail.sdsu.edu

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM SITE FILES RECORD SEARCH

Company: Brian F. Smith and Associates
Company Representative: Larry Pierson
Date of Request: 11/20/2008
Date Processed: 11/25/2008
Project Identification: 988 Pepper Drive Project

Search" 1 mile

Historical Resources: JL **Date:** 11/25/2008

Trinomial (CA-SDI) and Primary (P-37) site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been included for all recorded sites.

Previous Archaeological Project Boundaries: JL **Date:** 11/25/2008

Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been included.

Historic Maps: JL **Date:** 11/25/2008

The historic maps on file at the South Coastal Information Center have been reviewed, and copies have been included.

Historic Addresses: JL **Date:** 11/25/2008

A map and database of historic addresses (formerly Geofinder) has been included.

HOURS: 2 **COPIES:** 261 **RUSH:** No

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Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

October 10, 2009

For: Mr. Dave Singleton, Program Analyst
Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, California 95814

From: Tracy A Stropes, M.A., RPA
Brian F. Smith and Associates
14010 Poway Rd. Suite A
Poway, CA 92064

Re: Request for a Sacred Lands File records search for the 988 Pepper Drive project, El Cajon, California.

Dear Mr. Singleton,

I am writing to request a record search of the Sacred Lands File and a list of appropriate Native American contacts for Pepper Drive project located in the El Cajon area of the County of San Diego, California. The location of this project is at 988 Pepper Drive in the City of El Cajon, San Diego County, California. More specifically, the project is located in an unsectioned portion of the 7.5 minute USGS El Cajon, California topographic quadrangle, Townships 15 south, Range 1 west. A copy of the project map, with the project location has been included for your records. Thank you very much for your assistance.

Sincerely,

Tracy A. Stropes, M.A., RPA
Project Archaeologist
Billing: 14678 Ibex Court, San Diego, CA 92129
Phone: 858-679-8218
Email: tstropes@bfsa-ca.com

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net



October 19, 2009

Tracy A. Stropes, M.A., RPA, Project Archaeologist
Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, CA 92064

Sent by FAX to: 858-679-9896
Number of pages: 4

Re: Request for a Sacred Lands File Search and Native American Contacts List for a Proposed Development Project, 988 Pepper Drive, located in the City of El Cajon, San Diego County, California

Dear Tracy A. Stropes:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources (c.f. CA Public Resources Code §21070), was able to perform a record search of its Sacred Lands File (SLF) for the affected project area (APE) requested. The California Environmental Quality Act (CEQA; CA Public Resources Code Section 21000 – 21177) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c)(f) CEQA guidelines. Section 15382 of the 2007 CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance." The NAHC SLF search did not indicate the presence of Native American cultural resources within one-half - mile radius of the proposed project (APE).

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and individuals as 'consulting parties' under both state and federal law.

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Enclosed are the names of the nearest tribes and interested Native American individuals that the NAHC recommends as 'consulting parties,' for this purpose, that may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We recommend that you contact persons on the attached list of Native American contacts. A Native American Tribe or Tribal Elder may be the only source of information about a cultural resource.. Furthermore we suggest that you contact the California Historic Resources Information System (CHRIS) at the Office of Historic Preservation Coordinator's office (at (916) 653-7278, for referral to the nearest Information Center of which there are 11..

Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C. 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 [f] *et seq*), and NAGPRA (25 U.S.C. 3001-3013), as appropriate. .

Lead agencies should consider avoidance, as defined in Section 15370 of the California Environmental Quality Act (CEQA) when significant cultural resources could be affected by a

project. Also, Public Resources Code Section 5097.98 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'. Discussion of these should be included in your environmental documents, as appropriate.

The response to this search for Native American cultural resources is conducted in the NAHC Sacred Lands Inventory, established by the California Legislature (CA Public Resources Code §5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code §6254.10) although Native Americans on the attached contact list may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of 'historic properties of religious and cultural significance' may also be protected the under Section 304 of the NHPA or at the Secretary of the Interior' discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C, 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibly threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,



Dave Singleton
Program Analyst

Attachment: Native American Contacts List (NOTE: we further recommend that other forms of 'proof of mailing or proof of contact be utilized instead of 'Return Receipt Requested' Certified or Registered Mail.) Further, we suggest a follow-up telephone call to the contacts if the replies are not received or need clarification.

Native American Contact

San Diego County

October 19, 2009

Barona Group of the Capitan Grande
Edwin Romero, Chairperson
1095 Barona Road Diegueno
Lakeside , CA 92040
sue@barona-nsn.gov
(619) 443-6612
619-443-0681

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
PO Box 1120 Diegueno
Boulevard , CA 91905
(619) 478-2113
619-478-2125

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
PO Box 365 Diegueno
Valley Center , CA 92082
(760) 749-3200
(760) 749-3876 Fax

Santa Ysabel Band of Diegueno Indians
Johnny Hernandez, Spokesman
PO Box 130 Diegueno
Santa Ysabel , CA 92070
brandletaylor@yahoo.com
(760) 765-0845
(760) 765-0320 Fax

Sycuan Band of the Kumeyaay Nation
Danny Tucker, Chairperson
5459 Sycuan Road Diegueno/Kumeyaay
El Cajon , CA 92021
ssilva@sycuan-nsn.gov
619 445-2613
619 445-1927 Fax

^{Kumeyaay}
Viejas Band of ~~Mission~~ Indians
Bobby L. Barrett, Chairperson
PO Box 908 Diegueno/Kumeyaay
Alpine , CA 91903
jrothau@viejas-nsn.gov
(619) 445-3810
(619) 445-5337 Fax

Kumeyaay Cultural Historic Committee
Ron Christman
56 Viejas Grade Road Diegueno/Kumeyaay
Alpine , CA 92001
(619) 445-0385

Jamul Indian Village
Kenneth Meza, Chairperson
P.O. Box 612 Diegueno/Kumeyaay
Jamul , CA 91935
jamulrez@sctdv.net
(619) 669-4785
(619) 669-48178 - Fax

Mesa Grande Band of Mission Indians
Mark Romero, Chairperson
P.O Box 270 Diegueno
Santa Ysabel , CA 92070
mesagrandeband@msn.com
(760) 782-3818
(760) 782-9092 Fax

Kumeyaay Cultural Heritage Preservation
Paul Cuero
36190 Church Road, Suite 5 Diegueno/ Kumeyaay
Campo , CA 91906
chairman@campo-nsn.gov
(619) 478-9046
(619) 478-9505
(619) 478-5818 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code, and federal NEPA (42 USC 4321-4335), NHPA Sections 106, 4(f) (16 USC 470(f) and NAGPRA (25 USC 3001-3013)

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed 908 Pepper Drive Development Project; located in the City of El Cajon; San Diego County, California for which a Sacred

Native American Contact

San Diego County

October 19, 2009

Kwaaymii Laguna Band of ~~Mission~~ Indians
Carmen Lucas
P.O. Box 775 Diegueno -
Pine Valley , CA 91962
(619) 709-4207

DIEGUENO
Inaja Band of ~~Mission~~ Indians
Rebecca Osuna, Spokesperson
309 S. Maple Street Diegueno
Escondido , CA 92025
(760) 737-7628
(760) 747-8568 Fax

Kumeyaay Cultural Repatriation Committee
Steve Banegas, Spokesperson
1095 Barona Road Diegueno/Kumeyaay
Lakeside , CA 92040
(619) 742-5587
(619) 443-0681 FAX

Clint Linton
P.O. Box 507 Diegueno/Kumeyaay
Santa Ysabel , CA 92070
(760) 803-5694
cjlinton73@aol.com

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code, and federal NEPA (42 USC 4321-43351), NHPA Sections 106, 4(f) (16 USC 470(f) and NAQPRA (25 USC 3001-3013)

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed 368 Pepper Drive Development Project; located in the City of El Cajon; San Diego County, California for which a Sacred



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

October 26, 2009

Steve Banegas
Kumeyaay Cultural Repatriation Committee
1095 Barona Road
Lakeside, CA 92040

Subject: Information regarding Native American cultural resources within or adjacent to the 988 Pepper Drive Project, City of El Cajon, San Diego County, California.

Dear Mr. Banegas:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources within or adjacent to the 988 Pepper Drive Project area. The project area is located at 988 Pepper Drive in the City of El Cajon, San Diego County, California. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project consists of an archaeological survey and project evaluation for the development of a 1.93-acre parcel located at 988 Pepper Drive in San Diego, California. The project area is located at 988 Pepper Drive in the City of El Cajon, San Diego County, California. More specifically, the project area is located in an unsectioned portion of the El Cajon, California USGS 7.5-minute topographic quadrangle, Township 15 south, Range 1 west. Please find an enclosed portion of the El Cajon USGS map, on which the project area is delineated.

Although according to the Sacred Lands File no *known* cultural resources are present within the 988 Pepper Drive Project property, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding cultural resources within or adjacent to the project area, please contact Brian Smith or myself at (858) 679-8218, or contact the City of San Diego directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, RPA
Project Archaeologist
tstropes@bfsa-ca.com

Attachments:
El Cajon, California USGS 7.5-minute topographic quadrangle map showing project area.

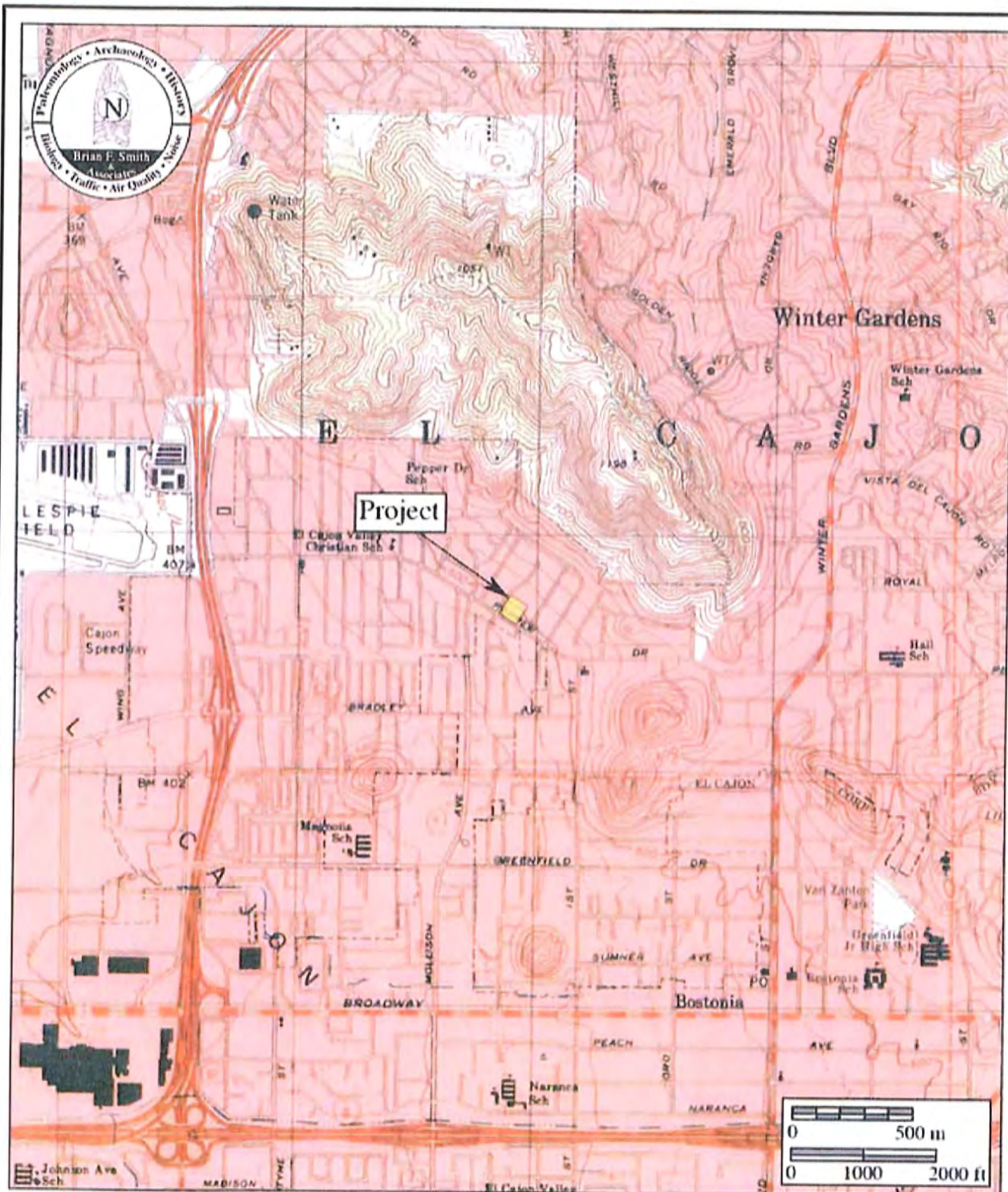


Figure 1.1-2
Project Location Map
 The 988 Pepper Drive Project
 USGS El Cajon (1996) Quadrangle (7.5 minute series)



October 26, 2009

Bobby L. Barrett
Viejas Band of Kumeyaay Indians
P.O. Box 908
Alpine, CA 91903

Subject: Information regarding Native American cultural resources within or adjacent to the 988 Pepper Drive Project, City of El Cajon, San Diego County, California.

Dear Mr. Barrett:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources within or adjacent to the 988 Pepper Drive Project area. The project area is located at 988 Pepper Drive in the City of El Cajon, San Diego County, California. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Project Archaeologist
tstropes@bfsa-ca.com

Attachments:
El Cajon, California USGS 7.5-minute topographic quadrangle map showing project area.



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

October 26, 2009

Ron Christman
Kumeyaay Cultural Historic Committee
56 Viejas Grade Road
Alpine, CA 92001

Subject: Information regarding Native American cultural resources within or adjacent to the 988 Pepper Drive Project, City of El Cajon, San Diego County, California.

Dear Mr. Christman:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources within or adjacent to the 988 Pepper Drive Project area. The project area is located at 988 Pepper Drive in the City of El Cajon, San Diego County, California. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Sincerely,

Tracy A. Stropes, RPA
Project Archaeologist
tstropes@bfsa-ca.com

Attachments:

El Cajon, California USGS 7.5-minute topographic quadrangle map showing project area.



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

October 26, 2009

Paul Cuero
Kumeyaay Cultural Heritage Preservation
36190 Church Road, Suite 5
Campo, CA 91906

Subject: Information regarding Native American cultural resources within or adjacent to the 988 Pepper Drive Project, City of El Cajon, San Diego County, California.

Dear Mr. Cuero:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources within or adjacent to the 988 Pepper Drive Project area. The project area is located at 988 Pepper Drive in the City of El Cajon, San Diego County, California. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Project Archaeologist
tstropes@bfsa-ca.com

Attachments:
El Cajon, California USGS 7.5-minute topographic quadrangle map showing project area.



Brian F. Smith and Associates, Inc.

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October 26, 2009

Johnny Hernandez
Santa Ysabel Band of Diegueño Indians
P.O. Box 130
Santa Ysabel, CA 92070

Subject: Information regarding Native American cultural resources within or adjacent to the 988 Pepper Drive Project, City of El Cajon, San Diego County, California.

Dear Mr. Hernandez:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources within or adjacent to the 988 Pepper Drive Project area. The project area is located at 988 Pepper Drive in the City of El Cajon, San Diego County, California. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Sincerely,

Tracy A. Stropes, RPA
Project Archaeologist
tstropes@bfsa-ca.com

Attachments:
El Cajon, California USGS 7.5-minute topographic quadrangle map showing project area.



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

October 26, 2009

Allen E. Lawson
San Pasqual Band of Mission Indians
P.O. Box 365
Valley Center, CA 92082

Subject: Information regarding Native American cultural resources within or adjacent to the 988 Pepper Drive Project, City of El Cajon, San Diego County, California.

Dear Mr. Lawson:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources within or adjacent to the 988 Pepper Drive Project area. The project area is located at 988 Pepper Drive in the City of El Cajon, San Diego County, California. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Project Archaeologist
tstropes@bfsa-ca.com

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Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

October 26, 2009

Clint Linton
P.O. Box 507
Santa Ysabel, CA 92070

Subject: Information regarding Native American cultural resources within or adjacent to the 988 Pepper Drive Project, City of El Cajon, San Diego County, California.

Dear Mr. Linton:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources within or adjacent to the 988 Pepper Drive Project area. The project area is located at 988 Pepper Drive in the City of El Cajon, San Diego County, California. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Sincerely,

Tracy A. Stropes, RPA
Project Archaeologist
tstropes@bfsa-ca.com

Attachments:
El Cajon, California USGS 7.5-minute topographic quadrangle map showing project area.



October 26, 2009

Carmen Lucas
Kwaaymii, Laguna Band of Indians
P.O. Box 775
Pine Valley, CA 91962

Subject: Information regarding Native American cultural resources within or adjacent to the 988 Pepper Drive Project, City of El Cajon, San Diego County, California.

Dear Ms. Lucas:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources within or adjacent to the 988 Pepper Drive Project area. The project area is located at 988 Pepper Drive in the City of El Cajon, San Diego County, California. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Project Archaeologist
tstropes@bfsa-ca.com

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El Cajon, California USGS 7.5-minute topographic quadrangle map showing project area.



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

October 26, 2009

Kenneth Meza
Jamul Indian Village
P.O. Box 612
Jamul, CA 91935

Subject: Information regarding Native American cultural resources within or adjacent to the 988 Pepper Drive Project, City of El Cajon, San Diego County, California.

Dear Mr. Meza:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources within or adjacent to the 988 Pepper Drive Project area. The project area is located at 988 Pepper Drive in the City of El Cajon, San Diego County, California. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Tracy A. Stropes, RPA
Project Archaeologist
tstropes@bfsa-ca.com

Attachments:
El Cajon, California USGS 7.5-minute topographic quadrangle map showing project area.



October 26, 2009

Rebecca Osuna
Inaja Band of Diegueño Indians
309 S. Maple Street
Escondido, CA 92025

Subject: Information regarding Native American cultural resources within or adjacent to the 988 Pepper Drive Project, City of El Cajon, San Diego County, California.

Dear Ms. Osuna:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources within or adjacent to the 988 Pepper Drive Project area. The project area is located at 988 Pepper Drive in the City of El Cajon, San Diego County, California. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Project Archaeologist
tstropes@bfsa-ca.com

Attachments:

El Cajon, California USGS 7.5-minute topographic quadrangle map showing project area.



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

October 26, 2009

Gwendolyn Parada
La Posta Band of Mission Indians
P.O. Box 1120
Boulevard, CA 91905

Subject: Information regarding Native American cultural resources within or adjacent to the 988 Pepper Drive Project, City of El Cajon, San Diego County, California.

Dear Ms. Parada:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources within or adjacent to the 988 Pepper Drive Project area. The project area is located at 988 Pepper Drive in the City of El Cajon, San Diego County, California. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Project Archaeologist
tstropes@bfsa-ca.com

Attachments:

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October 26, 2009

Edwin Romero
Barona Group of the Capitan Grande
1095 Barona Road
Lakeside, CA 92040

Subject: Information regarding Native American cultural resources within or adjacent to the 988 Pepper Drive Project, City of El Cajon, San Diego County, California.

Dear Mr. Romero:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources within or adjacent to the 988 Pepper Drive Project area. The project area is located at 988 Pepper Drive in the City of El Cajon, San Diego County, California. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project consists of an archaeological survey and project evaluation for the development of a 1.93-acre parcel located at 988 Pepper Drive in San Diego, California. The project area is located at 988 Pepper Drive in the City of El Cajon, San Diego County, California. More specifically, the project area is located in an unsectioned portion of the El Cajon, California USGS 7.5-minute topographic quadrangle, Township 15 south, Range 1 west. Please find an enclosed portion of the El Cajon USGS map, on which the project area is delineated.

Although according to the Sacred Lands File no *known* cultural resources are present within the 988 Pepper Drive Project property, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding cultural resources within or adjacent to the project area, please contact Brian Smith or myself at (858) 679-8218, or contact the City of San Diego directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, RPA
Project Archaeologist
tstropes@bfsa-ca.com

Attachments:
El Cajon, California USGS 7.5-minute topographic quadrangle map showing project area.



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

October 26, 2009

Mark Romero
Mesa Grande Band of Mission Indians
P.O. Box 270
Santa Ysabel, CA 92070

Subject: Information regarding Native American cultural resources within or adjacent to the 988 Pepper Drive Project, City of El Cajon, San Diego County, California.

Dear Mr. Romero:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources within or adjacent to the 988 Pepper Drive Project area. The project area is located at 988 Pepper Drive in the City of El Cajon, San Diego County, California. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

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Sincerely,

Tracy A. Stropes, RPA
Project Archaeologist
tstropes@bfsa-ca.com

Attachments:
El Cajon, California USGS 7.5-minute topographic quadrangle map showing project area.



Brian F. Smith and Associates, Inc.

Archaeology / Biology / History / Paleontology / Air Quality / Traffic / Acoustics

October 26, 2009

Danny Tucker
Sycuan Band of the Kumeyaay Nation
5459 Sycuan Road
El Cajon, CA 92021

Subject: Information regarding Native American cultural resources within or adjacent to the 988 Pepper Drive Project, City of El Cajon, San Diego County, California.

Dear Mr. Tucker:

This inquiry is requesting information you may have regarding the existence of Native American cultural resources within or adjacent to the 988 Pepper Drive Project area. The project area is located at 988 Pepper Drive in the City of El Cajon, San Diego County, California. The information you provide will be used to assess areas of potential adverse impact within the proposed project's Area of Potential Effect (APE). Any information you might provide will be kept confidential and will not be divulged to the public.

The project consists of an archaeological survey and project evaluation for the development of a 1.93-acre parcel located at 988 Pepper Drive in San Diego, California. The project area is located at 988 Pepper Drive in the City of El Cajon, San Diego County, California. More specifically, the project area is located in an unsectioned portion of the El Cajon, California USGS 7.5-minute topographic quadrangle, Township 15 south, Range 1 west. Please find an enclosed portion of the El Cajon USGS map, on which the project area is delineated.

Although according to the Sacred Lands File no *known* cultural resources are present within the 988 Pepper Drive Project property, the Native American Heritage Commission requested that we consult with you directly regarding the potential for the presence of Native American cultural resources that may be impacted by this project. If you do have information to provide regarding cultural resources within or adjacent to the project area, please contact Brian Smith or myself at (858) 679-8218, or contact the City of San Diego directly. We would like to extend our thanks for your response regarding this issue.

Sincerely,

Tracy A. Stropes, RPA
Project Archaeologist
tstropes@bfsa-ca.com

Attachments:
El Cajon, California USGS 7.5-minute topographic quadrangle map showing project area.

APPENDIX B

Site Record Forms



Brian F. Smith & Associates

Archaeological/Historical/Paleontological/Biological/Consulting

June 6, 2009

South Coastal Information Center
4283 El Cajon Boulevard, Suite 250
San Diego, CA 92105

Subject: Site update form for a P-37-030288

Dear Sirs:

A site update form is attached for P-37-030288 located at 988 Pepper Drive in El Cajon, County of San Diego, California.

If there are any questions about this request or any other aspect of the project, please do not hesitate to contact me at (858) 484-0915.

Sincerely,

Larry J. Pierson, RPA
Senior Archaeologist and Historian
Attachments: site record forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-37-030288-update
HRI #
Trinomial
NRHP Status Code 7

Other Listings
Review Code

Reviewer

Date

Page 1 of 1

*Resource Name or #: 988 Pepper Drive

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: El Cajon Date: 1996

Unsectioned Rancho El Cajon

San Bernardino B.M.

c. Address: 988 Pepper Drive City: El Cajon

Zip: 92021

d. UTM: Zone: 11 ; 504887 mE/ 3631664 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 496 ft AMSL

This site is just east of the City of El Cajon in an unincorporated portion of the County of San Diego. The Assessor's Parcel Number is 388-072-03.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This historic dwelling is characterized as a sprawling Ranch style house with open eaves and decorative rafter tails reminiscent of the Craftsman style. The house was constructed in 1950 by George Eckel and no architect has been identified. The property contains a pool and cabaña, stable, barn, and storage shed all of similar age or younger. All the structures resemble one another and are painted to match. The barn, stable, and garage have matching cupolas. Due to the lack of cohesive character-defining features and historic association, none of the structures were found to be significant under CEQA or San Diego County Criteria.

*P3b. Resource Attributes: (List attributes and codes) HP2, HP33

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
Portion of house front looking north

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1950

*P7. Owner and Address:

Abell Family Trust

988 Pepper Drive

El Cajon, CA 92021

*P8. Recorded by: (Name, affiliation, and address)

Larry J. Pierson, RPA

Brian F. Smith and Associates, 14010

Poway Road, Suite A, Poway, CA 92064

*P9. Date Recorded:

June 4, 2009

*P10. Survey Type: (Describe)

Historic Evaluation

*P11. Report Citation: (Cite survey report and other sources, or enter "none") A Historic Structure Evaluation of the 988 Pepper Drive Project

*Attachments: ☐ NONE ☒ Location Map ☒ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):



Brian F. Smith & Associates

Archaeological/Historical/Paleontological/Biological/Consulting

December 10, 2008

South Coastal Information Center
4283 El Cajon Boulevard, Suite 250
San Diego, CA 92105

Subject: Site number request for a historic ranch on the 988 Pepper Drive Project.

Dear Sirs:

I hereby request a site number for a portion of the 988 Pepper Drive Project located east of El Cajon in the County of San Diego, California. Enclosed please find two copies of the Primary, Archaeological, Site Location Map, and the Sketch Map. Please provide a primary designation for this ranch.

If there are any questions about this request or any other aspect of the project, please do not hesitate to contact me at (858) 484-0915.

Sincerely,

Larry J. Pierson, RPA
Senior Archaeologist and Historian
Attachments: site record forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-37-030288
HRI #
Trinomial
NRHP Status Code 7

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 988 Pepper Drive

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: El Cajon Date: 1996

Unsectioned Rancho El Cajon

San Bernardino B.M.

c. Address: 988 Pepper Drive City: El Cajon

Zip: 92021

d. UTM: Zone: 11 ; 504887 mE/ 3631664 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 496 ft AMSL

This site is just east of the City of El Cajon in an unincorporated portion of the County of San Diego. The Assessor's Parcel Number is 388-072-03.

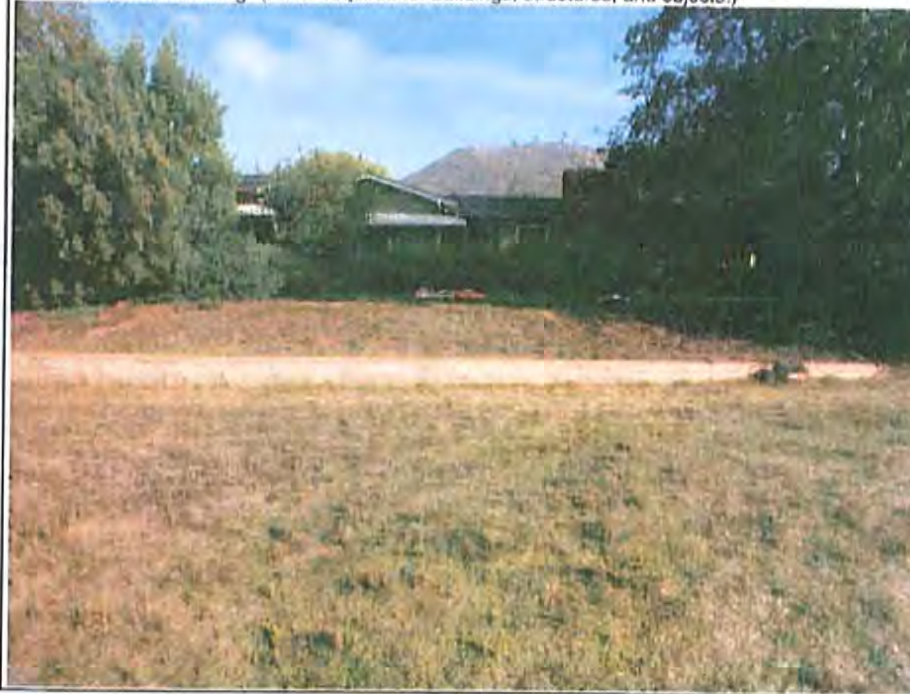
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This historic dwelling is characterized as a sprawling Ranch style house with open eaves and decorative rafter tails reminiscent of the Craftsman style. The house was constructed in 1950 by George Eckel and no architect has been identified. The property contains a pool and cabaña, stable, barn, and storage shed all of similar age or younger. All the structures resemble one another and are painted to match. The barn, stable, and garage have matching cupolas.

*P3b. Resource Attributes: (List attributes and codes) HP2, HP33

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
Portion of house front looking north

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1950

*P7. Owner and Address:

Abell Family Trust
988 Pepper Drive
El Cajon, CA 92021

*P8. Recorded by: (Name, affiliation, and address)

Larry J. Pierson, RPA
Brian F. Smith and Associates, 14010
Poway Road, Suite A, Poway, CA
92064

*P9. Date Recorded:

December 10, 2008

*P10. Survey Type: (Describe)

Historic Evaluation

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") A Historic Structure Evaluation of the 988 Pepper Drive Project

*Attachments: ☐ NONE ☒ Location Map ☒ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 7

*Resource Name or # (Assigned by recorder) 988 Pepper Drive

B1. Historic Name: Constance Jenkins House

B2. Common Name: 988 Pepper Drive

B3. Original Use: Residence

B4. Present Use: Residence

*B5. Architectural Style: Ranch with Craftsman features

*B6. Construction History: (Construction date, alterations, and date of alterations) House and garage constructed 1950, den addition 1961, kitchen remodel 1972.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features: pool and cabaña 1961, stable 1955, barn 1963, shed ca. 1956.

B9a. Architect: not identified

b. Builder: George Eckel

*B10. Significance: Theme: mid-century modern ranchette architecture

Area: Suburban El Cajon

Period of Significance: 1950s

Property Type: ranch

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property represents the architectural transition from Craftsman architecture to the rambling Ranch style. This transition took place later in the suburban and rural areas than it did in the population centers and may have been exacerbated by the lack of an architect at this project. The integrity of the original residence is good on the exterior and the den addition is obviously separate from the primary floor plan. The garage is connected by a breezeway off the covered patio; these two features being wholly under the primary roofline. A large wide 1950 brick fireplace is located beside the main entrance and is in working condition. All the outbuildings are in good condition although no livestock were noted on the property. All the standing structures are within the 1.93-acre property and it was not determined if the parcel had been larger at the time of construction.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

A Field guide to American Houses, Virginia and Lee McAlester, Alfred A. Knopf, New York, 1991.

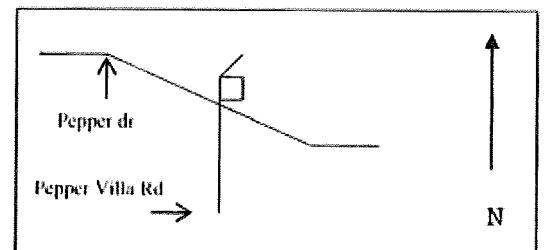
B13. Remarks:

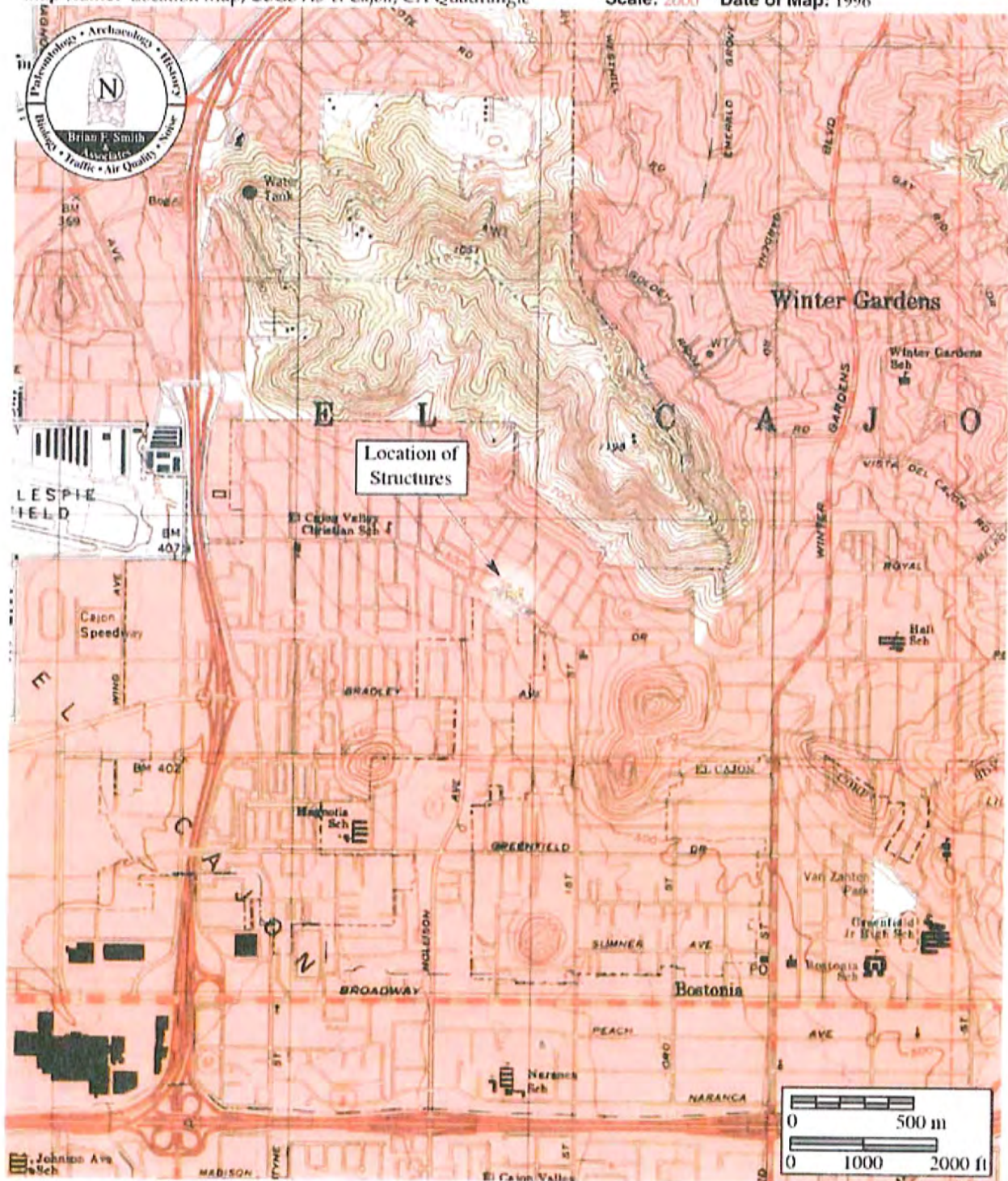
*B14. Evaluator: Larry J. Pierson, RPA

*Date of Evaluation: December 10, 2008

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary # P-37-030288

HRI#

Trinomial

Page 4 of 4

*Resource Name or # (Assigned by recorder) 988 Pepper Drive

*Drawn By: Adrián Moreno, Brian F. Smith and Associates

*Date: December 12, 2008



Company:

Brian F. Smith & Associates

Representative:

Larry J. Pierson

Temporary ID P-37- CA-SDI-

Temporary ID P-37- CA-SDI-

Temporary ID P-37- CA-SDI-

Temporary ID P-37- CA-SDI-

Temporary ID P-37- CA-SDI-

SCIC Employee: *Adam Giacinto* Date: *12/17/08*



901087P3026
SCIC

APPENDIX C

**Historic Chain of Title (NETR)
Assessor's Building Record
Research Documents**



2055 East Rio Salado Parkway, Suite 201
Tempe, Arizona 85281

Phone: (480) 967-6752

Fax Number: (480) 966-9422

Web Site: www.netronline.com

HISTORICAL CHAIN OF TITLE REPORT

**CACY RESIDENCE
988 PEPPER DRIVE
EL CAJON, CALIFORNIA**

Submitted to:

**BRIAN F. SMITH AND ASSOCIATES
14010 Poway Road
Poway, California 92064**

Attention: Larry Pierson

Project No. N08-05931

Wednesday, December 3, 2008

NETR - Real Estate Research & Information hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

**RYAN CACY AND SARA CACY, HUSBAND AND WIFE (AS TO AN UNDIVIDED 50% INTEREST)
AND GREGORY A. ABELL AND KATHY A. ABELL, TRUSTEES OF THE ABELL FAMILY TRUST
DATED 01/25/1996 (AS TO AN UNDIVIDED 50% INTEREST)**

The following is the current property legal description:

All those certain pieces or parcels of land being portions of Lots 7 and 8, according to Map of "Portion of Somermont Place," and portions of Tracts 4 and 5 of the Tract known as R, out of the Rancho El Cajon, situated and lying in the City of El Cajon, San Diego County, State of California

Assessor's Parcel Number(s): 388-072-03

1. HISTORICAL CHAIN OF TITLE

Records were searched at the San Diego County Assessor's office and the San Diego County Recorder's office back to 1940. The following conveyances were found of record.

1. GRANT DEED

RECORDED: 12/11/1950
GRANTOR: J. Payne et ux
GRANTEE: Constance A. Jenkins
INSTRUMENT: Book 3892, Page 139

2. GRANT DEED

RECORDED: 06/15/1984
GRANTOR: Constance A. Jenkins
GRANTEE: Constance Jenkins, Trustee
INSTRUMENT: 225871

3. GRANT DEED

RECORDED: 05/26/2005
GRANTOR: Constance Jenkins, Trustee
GRANTEE: Ryan Cacy et ux
INSTRUMENT: 442602

4. GRANT DEED

RECORDED: 04/05/2006
GRANTOR: Ryan Cacy et ux
GRANTEE: Ryan Cacy and Sara Cacy, husband and wife (as to an undivided 50% interest) and Gregory A. Abell and Kathy A. Abell, Trustees of the Abell Family Trust dated 01/25/1996 (as to an undivided 50% interest)
INSTRUMENT: 2006-234598

2. LEASES AND MISCELLANEOUS

1. A search of encumbrances was not part of the scope of work for this report.

LIMITATION

This report was prepared for the use of Brian F. Smith and Associates, exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. NETR- Real Estate Research & Information does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

103

196

27

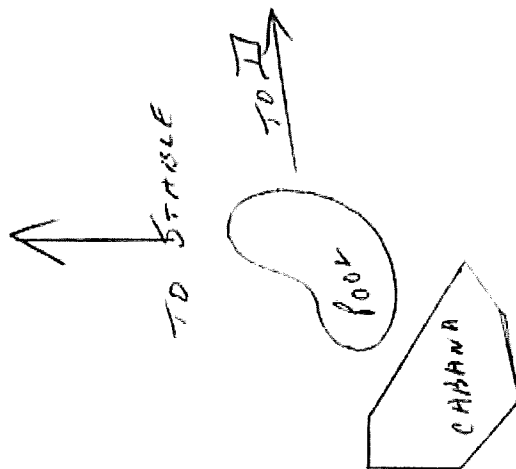
② No Entry - 1205 E. St.
K.L. 3/4/2

MISCELLANEOUS SIGNATURES

[illegible]

COMPUTATIONS

Remarks: NO ENTRY MADE. SIZE: EST - RW 3 1/2.



لوقا

1

[illegible][illegible]

700000

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, sq. ft.
OUTSIDE	FINISH	MASS			6	0 30	180
SHEDS					2	0 50	100
TRAP DRICK				700	500	0 80	500
ELECTRICAL							60
FENCE	4"	CHAIN LINK			220	0 50	330
WALL	4"	1" CONCRETE + ORNAMENTAL		250	2 40	0 00	1750
CATERPILLAR	T	2 PILLARS + ELECTRICITY					250
							500
							550

COMPUTATIONS

Remarks:

DESCRIPTION OF BUILDING

[illegible]

ROOM AND FINISH DETAIL

[illegible]

10. SHED
11

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
GAR (D 7)	conc	FR	BRG, SHRUB	GABLE	conc	WNL	O.R.B. SEE DET
STABLE	conc	FR	BRG	GABLE	conc	WNL	SEE PLAN (GARDEN)
EDGE "B"			(4' GARAGE)				150 lin. ft. (GARDEN)
FENCE "B"			(5' GARAGE)				500 lin. ft. (GARDEN)
FENCE "C"			(6' GARAGE)				1400 lin. ft. (GARDEN)
FENCE "D"			(2' BRG)				500 lin. ft. (GARDEN)
WALL	5'		(6' CONC. BRG)				1000 sq. ft. (GARDEN)
Garage			(GARDEN)				1700 sq. ft.

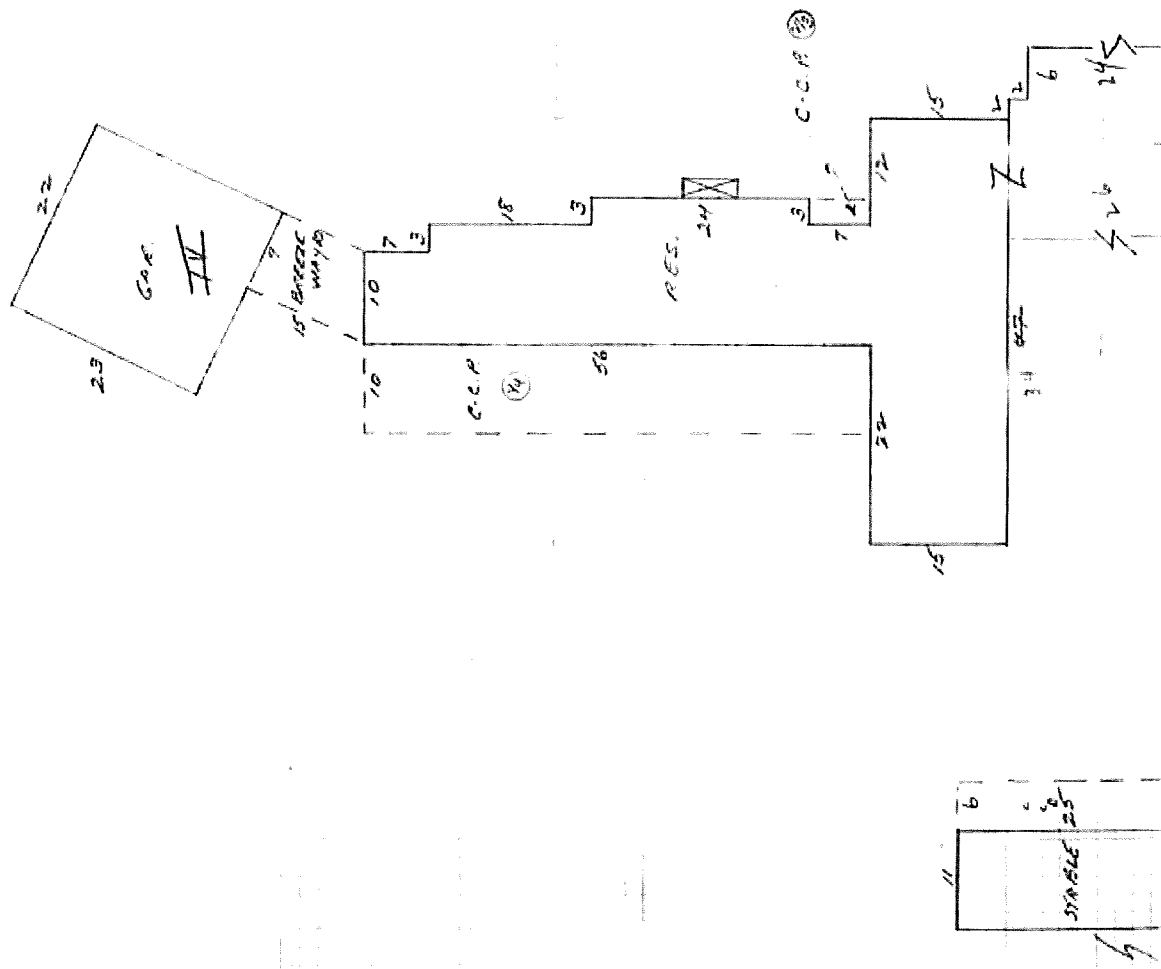
Res. 170116 COMPUTATIONS PER

47 x 15 =	705	QF	9.50
13 x 7 =	91	cor 16 ea	.32
16 x 24 =	384	4 sundes	.10
13 x 18 =	234		9.92
10 x 7 =	70	- 1/4 mm sc 1415	.70
	1484		9.22

$$\begin{array}{r} 24 \times 6 = 144 \\ 26 \times 15 = 390 \\ \hline 2018 \end{array}$$

251130 000

Remarks: ① NOT HOME, INT. SPECIES FROM PREVIOUS AP.
P. 155A. 1555-56 ② NO entry - not - knuckle to
center or view too much of rear and V
not clear why was a "bag" 3. 1554 9. 20.
③ 1554 150 July 1555 possible 1559 20-72



Eckel, George
"T" 2/10/68

ECKEL, GEORGE EUGENE



Born March 9, 1922 in Leon, Kansas, one of seven, two sisters and four brothers.

George served in World War II; he went to active duty September 1, 1943, and was discharged December, 1946. He was in the Navy V-7 for a year, which allowed him to get his degree at Southwestern College, Winfield, KS before going into active service. In August, 1943, he went to Northwestern University for midshipman training, graduated in December, 1943, and was commissioned Ensign. He then entered the amphibious Navy where he spent all of his Navy life. His huge amphibious ST carried troops and tanks across the English Channel during D-Day. After making 45 trips across the channel he returned to the U.S. in 1944 and went to a training command school in VA.

He was promoted to Lieutenant and put in command of SST #528 for eight months. These eight months were spent in and about the South Pacific making one complete trip to New Zealand.

In 1947, George moved to San Diego where he has been engaged as a building contractor and land developer since that time. He has been a builder of custom homes, office and commercial buildings. As a land developer, George has subdivided many properties in the La Mesa-Mount Helix area. He developed the entire south slope of Mount Helix in three separate phases.

He married Shirley Ann Licht on October 8, 1949, and had three children, Mark Charles (deceased), a building contractor in his own right, Trent Eugene and Mario Ann. He has two grandsons, Brandon and Tyson and a great-grandson Justice Eagle Mark Eckel.

George was a member of the Building Contractors Assoc., serving on the Economic Council of National Builders and the Interfaith Housing Foundation. George took the Gold Nugget Award in the largest home category. The contest was open to builders in 13 Western States including Alaska and Hawaii. Although there were hundreds of entrants, George won! He was selected by the American Wood Council and Lumberman's Assoc. to build the Wood Design 1970 "Idea Home."

George is a past-president of the Lions Club of La Mesa and a member for 53 years. He served as a board member for the La Mesa Chamber of Commerce and on the City Arbitration Committee. He won the La Mesa Beautiful Award for his office complex on Baltimore Dr. He was one of the founders of Grossmont Bank and First La Mesa Bank. He has donated much time and effort to the First La Mesa Methodist Church serving as a board member, on the Pastoral Relations Committee and a sponsor of the Methodist Youth Fellowship. Private family services will be held in lieu of flowers, donations may be sent to Sharp Grossmont Hospice, PO Box 3739, La Mesa, CA 91944. Arrangements by Featheringill Mortuary Please sign the guest book at obituaries.uniontrib.com

